

LAND USE INDICATORS

Introduction

I. Purpose of Land Use Indicators

The intended outcomes of the Countywide Planning Policies' (CPPs) land use policies are to:

- Direct the majority of growth into the Urban Areas of the County, particularly into Urban Centers.
- Limit growth in Rural and Resource Areas.
- Monitor land development trends in King County that support or undermine these outcomes.

Over time, the trends established will help the Growth Management Planning Council (GMPC) evaluate the success of the Countywide Planning Policies in achieving their desired outcomes.

II. Definition of Terms

- **Employment** shown in Indicator #31 is covered wage and salary employment (jobs covered by state unemployment insurance). Covered employment represents over 90% of all employment.
- **Manufacturing/Industrial Centers** are areas designated to accommodate a concentration of manufacturing and industrial employment. Jurisdictions with Manufacturing / Industrial Centers have adopted zoning and detailed plans to preserve and encourage the aggregation of land parcels sized for manufacturing and industrial uses, discourage land uses that are not compatible with manufacturing, industrial and advanced technology uses, and accommodate a minimum of 10,000 jobs.
- **Redevelopment** is defined as the development of new residential units or new employment opportunities on land that already

had significant improvements, as opposed to development on vacant land. The 2001 Benchmark Report measures only residential units in redevelopment, not employment opportunities on redevelopable land.

- **Rural and Resource Areas** are located outside the Urban Growth Boundary and are intended primarily to promote agriculture and resource extraction. They may also accommodate limited rural residential development and commercial development predominantly related to agriculture, forestry, recreation and other compatible uses.
- **Rural Cities** and their unincorporated Urban Growth Areas are considered Urban Areas.
- **Urban Areas** include all cities and the urbanized portions of Unincorporated King County that lie inside the Urban Growth Boundary, including Rural Cities and their Urban Growth Areas.
- **Urban Centers**, as adopted in the Countywide Planning Policies and in Cities' Comprehensive Plans, are designated areas of up to 1.5 square miles with concentrated housing and employment. They are intended to be supported by high capacity transit and contain a wide range of other land uses such as retail, recreational, public facilities, parks and open space. Each Urban Center has planned land uses to accommodate: a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.
- **Urban Growth Area** is the land inside the **Urban Growth Boundary** (see map, p. 17); the Urban Growth Area is designated to accommodate most of the County's population and employment growth over the next 20-years.

LAND USE INDICATORS

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers while Limiting Growth in Rural/Resource Areas

INDICATOR 30: Percent of new housing units in Urban Areas, Rural/ Resource Areas and Urban Centers.



Fig. 30.1

Percent of New Housing in Urban vs. Rural/Resource Areas						
	1995	1996	1997	1998	1999	2000
Urban	87%	92%	91%	94%	95%	96%
Rural/Resource	13%	8%	9%	6%	5%	4%

Fig. 30.2

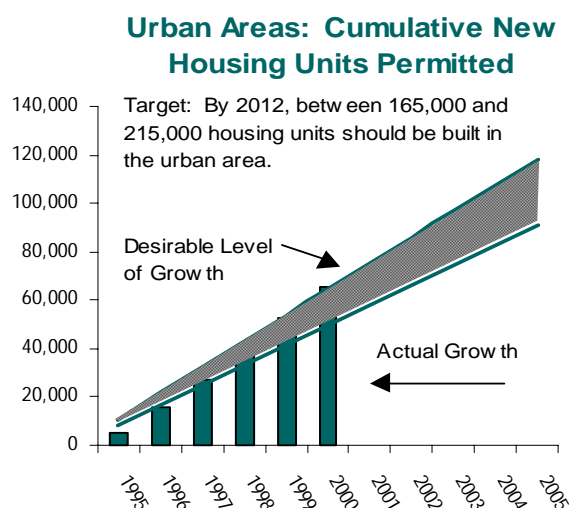
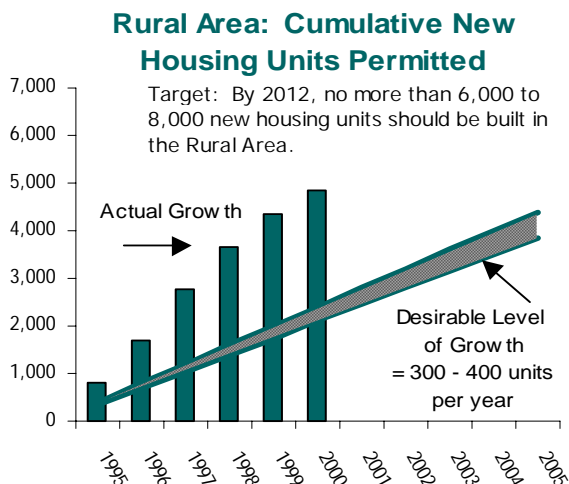


Fig. 30.3



Note:

1. Demolished units were subtracted from the total units permitted to calculate a "net" number of new units.

About This Indicator

I. All New Housing

- In 2000, 96% of all new housing units were permitted within the Urban Growth Area. This continues the trend of slower growth in the Rural Area while growth accelerates in the Urban Area.
- An estimated 13,200 net new residential units were added in King County in 2000. In order to accommodate the County's 20-year target of 172,000 to 223,000 net new households, an average of 8,600 to 11,150 units need to be built each year.
- Figure 30.2 shows the number of new housing units built in the urban area since 1995. Since 1995, approximately 65,000 units have been built. This is close to the high end of the projected 20-year target.
- Figure 30.3 shows the number of new housing units built in the rural area since 1995: approximately 4,800 by the end of 2000, or an average of over 800 per year.
- While growth in the rural area has slowed since 1995, the growth rate is still double that projected in the Countywide Planning Policies (CPPs). In order to achieve the 20-year target, 96.5% of growth must occur within the Urban Growth Boundary.

For Comparison

- In 1997, 83% of Snohomish County and 62% of Pierce County housing units were permitted within the Urban Growth Boundary.

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INDICATOR 30:

(continued from previous page)

Fig. 30.3

Percent of New Housing Units Permitted in Urban Centers							
	1995	1996	1997	1998	1999	2000	1995 - 2000
Urban Centers	6%	9%	15%	12%	22%	39%	18%

Note:

1. The target of the CPP's is that 25% of all new housing units will be in Urban Centers.

Fig. 30.4

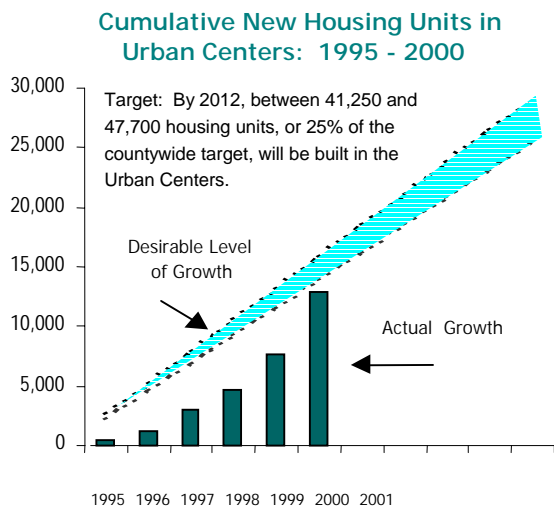


Fig. 30.5

Net New Housing Units Permitted in Urban Centers							
	1995	1996	1997	1998	1999	2000	1995 - 2000
Bellevue	0	375	623	326	367	901	2,592
Federal Way	0	0	0	0	0	0	0
Kent	100	113	0	0	0	0	213
Redmond	0	119	0	124	21	60	324
Renton	7	0	11	112	2	148	280
SeaTac	0	47	0	12	0	3	62
Seattle	299	165	1,127	1,097	2,662	4,084	9,434
Downtown	15	18	465	342	1,705	2,855	5,400
1st Hill/Cap. Hill	237	80	136	369	569	766	2,157
Univ. District	-10	32	168	232	128	111	661
Northgate	32	17	212	27	1	12	301
Seattle Center	25	18	146	127	259	340	915
Tukwila	0	0	0	0	0	0	0
Total	406	819	1,761	1,671	3,052	5,196	12,905

II. Housing in Urban Centers

- Urban Centers, are "areas up to 1.5 square miles, with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space".
- There were 5,196 net new housing units permitted in the Urban Centers during 2000. 4,084 of these units were in the five Seattle Urban Centers. Bellevue, Renton, and Redmond also had significant numbers of new housing units in their Centers. Altogether these represented 39% of new housing units permitted in King County this past year.
- As Fig. 30.3 and 30.4 show, with a big jump in new Urban Center housing in 2000, King County is approaching the target level for new units.
- Fig. 30.5 gives the net new housing units in each Urban Center from 1995 – 2000.
- Figure 30.6 shows the net number of new housing units permitted by each jurisdiction since 1993.
- The twenty-year household target refers to the new unit targets revised in 1999 after a number of annexations and incorporations. The figures for 1993 and 1994 have not yet been corrected for permits issued by King County in areas later annexed or incorporated.
- Targets will be revised when 2000 Census data has been fully processed and new population forecasts are completed.

What We Are Doing

- Preserving open space in rural areas in exchange for higher densities in urban areas through the Transfer of Development Credits Program and Four to One Program.
- Allowing clustering of housing in urban areas to maximize net densities, and easing height restrictions in some urban settings.
- Encouraging "transit-oriented development" in urban centers.

Data Source: King County Jurisdictions, Puget Sound Regional Council.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-9, LU-67: "C. Urban Areas", FW-11, FW-12: "1. Urban Growth Area" and LU-26.

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INDICATOR 30:

(continued from previous page)

Fig. 30.6

Net New Housing Units Permitted in King County, 1993 - 2000											
	1993	1994	1995	1996	1997	1998	1999	2000	1993 - 2000	Revised 20 Yr. Household Target	Percent of 2012 Target Achieved over 8 years (40% of 20 Yr. Period)
Algona	19	22	10	18	13	9	17	21	129	404	32%
Auburn	138	133	200	334	406	777	175	76	2,239	8,089	28%
Beaux Arts	0	0	0	3	1	0	1	0	5	0	100%
Bellevue	366	521	157	507	1,406	1,078	1,100	445	5,580	8,733	64%
Black Diamond	80	148	46	41	97	43	26	na	481	1,624	30%
Bothell	54	288	145	449	30	123	179	143	1,411	1,955	72%
Burien	16	20	24	33	67	86	56	36	338	1,867	18%
Carnation	27	19	13	20	27	16	16	3	141	404	35%
Clyde Hill	0	1	3	2	6	2	14	3	31	12	258%
Covington	0	0	0	43	100	26	20	36	225	1,493	15%
DesMoines	65	32	34	245	50	33	107	43	609	2,192	28%
Duvall	29	87	54	51	126	116	89	118	670	1,661	40%
Enumclaw	139	169	53	114	28	19	52	21	595	2,425	25%
Federal Way	229	192	214	232	507	199	341	72	1,986	15,284	13%
Hunts Point	0	-2	0	1	2	2	0	3	6	4	150%
Issaquah	270	176	187	151	386	689	316	692	2,867	3,391	85%
Kenmore	0	0		124	90	73	78	206	571	1,082	53%
Kent	142	224	365	981	512	446	1,146	641	4,457	9,075	49%
Kirkland	141	396	323	534	615	434	336	140	2,919	5,837	50%
Lake Forest Park	0	4	17	15	1	29	18	6	90	469	19%
Maple Valley	0	0	0	408	51	238	114	137	948	1,539	62%
Medina	-10	11	0	9	11	12	17	na	50	17	294%
Mercer Island	20	95	44	69	68	50	31	na	377	1,122	34%
Milton	5	0	24	51	3	2	0	na	85	40	213%
Newcastle	0	13	47	68	45	50	40	265	528	836	63%
Normandy Park	5	14	114	7	7	11	7	na	165	135	122%
North Bend	83	62	69	105	114	252	145	6	836	1,527	55%
Pacific	28	21	38	0	4	6	4	5	106	1,212	9%
Redmond	177	318	433	581	457	454	179	169	2,768	11,617	24%
Renton	156	304	151	319	913	944	468	795	4,050	9,020	45%
Sammamish	0	0	0	341	559	1,038	1,179	701	3,818	5,466	70%
SeaTac	33	28	25	73	35	40	-109	-19	106	5,525	2%
Seattle	1,500	1,018	1,094	1,091	2,394	3,933	4,586	6,898	22,514	53,877	42%
Shoreline	0	0	113	54	156	156	86	199	764	2,559	30%
Skykomish	0	1	2	2	0	2	0	0	7	27	26%
Snoqualmie	2	0	16	10	71	142	465	310	1,016	2,784	37%
Tukwila	12	17	12	49	48	32	41	48	259	5,388	5%
Woodinville	0	14	35	192	140	267	55	29	732	1,797	41%
Yarrow Point	3	6	2	4	1	1	0	1	18	18	100%
All Cities	3,729	4,352	4,064	7,331	9,547	11,830	11,395	12,249	64,497	170,498	38%
Urban Unincorp KC	3,080	2,420	1,680	1,404	1,471	1,554	1,575	904	14,088	19,686	72%
Rural KC	808	900	800	899	841	867	735	520	6,370	7,000	91%
All Unincorp KC	3,888	3,320	2,480	2,303	2,312	2,421	2,310	1,424	20,458	26,686	77%
Total	7,617	7,672	6,544	9,634	11,859	14,251	13,705	13,673	84,955	197,184	43%

Note:

The number of units reported here differ from those reported in the Annual Growth Report for two reasons: 1) the AGR reports the gross number of permits issued without subtracting for demolitions, and 2) there are significant discrepancies (other than demolitions) between the number of permits reported by the permitting agencies in some cities, and the net new units reported by city planning departments. In addition, credit for units annexed or incorporated into cities has not been completed for the 1993 - 1994 period. Because of these discrepancies this chart should only be taken as a broad estimate of target achievement, not as a final count. Total number of units permitted by Unincorporated King County are high for 1993 - 1994 because units that were annexed or incorporated subsequently have not yet been subtracted from the County, and added to the city's total. Thus, the final total for UKC is higher than it should be and the total for the cities is lower than it should be. The overall total should be approximately correct.

LAND USE INDICATORS

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas

INDICATOR 31: Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.



Fig. 31.1

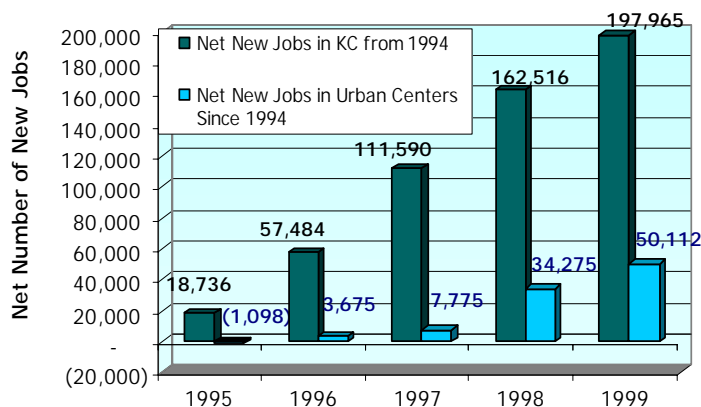
Employment in Urban vs. Rural/Resource Areas						
	1994	1995	1996	1997	1998	1999
Urban	900,449	942,896	985,293	1,027,689	1,077,800	1,112,682
Rural/Resource	14,000	14,903	15,807	16,710	17,525	18,092
Total Employment	914,449	957,800	1,001,099	1,044,399	1,095,325	1,130,774
Percent in Rural Areas	1.5%	1.6%	1.6%	1.6%	1.6%	1.6%

Note:

- 2000 employment data by rural, urban and urban center is not yet available.

Fig. 31.2

Cumulative New Jobs in Urban Centers and in King County as a Whole Since 1994



Note:

- Data for all urban centers together is available back to 1994, but it is only broken down by center from 1995 to 1999. This graph shows the cumulative change in jobs for all of the County, and for all the urban centers together for the five year period from 1994 – 1999. Fig. 31.4 below shows the change in each center from 1995 – 1999. The net increase in jobs was greater in 1995 – 1999 because there was a net job loss in the urban centers from 1994 – 1995.

About This Indicator

- In 1999 there were 35,450 new jobs created in King County. In 2000, another 20,443 new jobs were added, bringing the total number of jobs in King County to 1.15 million.
- Since 1995, 98.4% of new employment has been located in the Urban Area. As Figure 31.1 shows, there has been little change in the ratio of new employment growth in urban compared to rural areas.
- The rate of new employment growth in King County is nearly twice the rate forecast in the Countywide Planning Policies. Figure 31.2 shows that in the five year period since 1994, nearly 198,000 jobs were created in King County, or over 50% of the 20-year target of 312,000 – 399,000 jobs.

Employment in Urban Centers

- The Countywide Planning Policies prescribes that 50% of the 2012 target for all new employment growth should occur within the urban centers. This would amount to about 166,000 to 200,000 jobs in the 20-year planning period.
- Although only about 25 – 30% of the new jobs in the County are located in the urban centers, Figure 31.2 shows that the proportion of new employment that is located in urban centers is growing each year.
- From 1994 to 1999, over 50,000 jobs were created in the urban centers. This indicates that job growth in the urban centers is proceeding at a pace that will allow it to achieve its numerical target, although it may not reach 50% of the total County employment growth.

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INDICATOR 31:

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Fig. 31.3

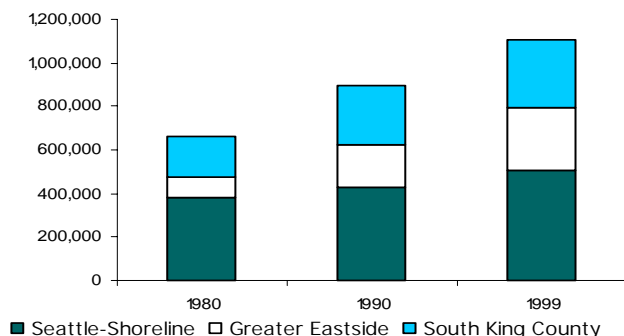
Total Employment in Urban Centers			
	1995	1999	Net Change in Jobs: 1995 - 1999
Bellevue	23,574	28,541	4,967
Federal Way	2,854	3,325	471
Kent	3,970	3,917	-53
Redmond	3,877	4,764	887
Renton	12,801	18,601	5,800
SeaTac	6,764	7,456	692
Seattle	223,597	258,732	35,135
Downtown	141,242	165,332	24,090
1st Hill/Cap. Hill	30,916	33,295	2,379
Univ. District	27,529	34,378	6,849
Northgate	7,420	8,098	678
Seattle Center	16,490	17,629	1,139
Tukwila	17,720	20,767	3,047
Total Jobs in Urban Centers	295,227	346,437	51,210
Total Jobs in King County	951,545	1,130,774	179,229
Percent of New Jobs Created in Urban Centers			29%

Note:

1. The totals are slightly higher than the sum of all urban centers because geographic data with low numbers have been suppressed to maintain confidentiality.

Fig 31.4

Total Employment in King County by Sub-County Area



Sub-regional Job Growth

- The success of individual urban centers to accommodate job growth has been mixed. Figure 31.3 shows new employment in each urban center.
- 69% of the urban center jobs were created within the five Seattle urban centers. As can be seen from the data, downtown Seattle, the University District, Renton, and Bellevue have taken in most of the employment growth. Tukwila and First Hill/Capitol Hill in Seattle have also had significant job growth.
- In 2000, employment growth slowed as the business cycle contracted. It is likely that job growth will remain slower in the beginning of the decade than it was during the late 90s.
- Figure 31.4 shows where growth has occurred within the County. In 1980, Seattle was the regional job center with 58% of jobs located in the Seattle-Shoreline area. 28% of King County jobs were located in South King County and only 14% were located on the Eastside.
- By 2000, the distribution of jobs had become more balanced. Seattle-Shoreline's share of total jobs had shrunk to 46% while the Eastside grew to 28%. South King County's share decreased slightly to 26%.
- In terms of overall numbers, the Eastside grew the fastest over the two decades, gaining 193,000 new jobs while Seattle-Shoreline and South King County gained 126,000 and 129,000, respectively.

Data Source: Washington State Employment Security Department, reported by Puget Sound Regional Council

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-14, LU-51 through LU-59 and LU-68. The Countywide Planning Policies provide a strong basis for this indicator by:

- (1) calling for up to one-half of employment growth over the next 20 years to go into Urban Centers,
- (2) calling for a 10% increase in manufacturing jobs over this same period, and specifying job growth target ranges for each jurisdiction in King County.



LAND USE INDICATORS

See Number of Employees by Census Tract Map at:

<http://www.metrokc.gov/exec/orpp/benchmrk/bench01/01centrac.pdf>



LAND USE INDICATORS

See Number of Employment Density by Census Tract Map at:

http://www.metrokc.gov/exec/orpp/benchmrk/bench01/01cntrac_empdns.pdf

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land

INDICATOR 32: Percent of New Residential Units Built Through Redevelopment.



Fig. 32.1

Percent of New Housing Units Built Through Redevelopment						
	1995	1996	1997	1998	1999	2000
Seattle-Shoreline	8%	9%	10%	82%	87%	71%
Greater Eastside	12%	29%	26%	17%	12%	18%
South King County	3%	8%	1%	2%	15%	36%
Unincorp. King County	15%	28%	25%	32%	na	na
Total	12%	25%	19%	17%	37%	46%

Notes:

1. Redevelopment in Bellevue was not reported in 2000, possibly lowering the Eastside's percentage.
2. Seattle did not begin reporting infill development data until 1998, so data prior to 1998 is not comparable.
3. Because of the many annexations and incorporations over the past decade, it is difficult to determine how many of the residential permits issued on redevelopable land remain in unincorporated King County, and how many are now within city boundaries.
4. 32 out of 40 jurisdictions reported redevelopment data.

About This Indicator

- In 2000, approximately 46% of new housing units were built on redevelopable land.
- Redevelopment is defined as the development of new residential units on land that already had

significant improvements as opposed to development on vacant land. If new lots are created through subdivision of previously utilized land, this is also considered redevelopment.

- Development on land which is already at least partially developed is an important measure because approximately half of the land capacity for new dwelling units in cities is estimated to come from reuse of already developed land.
- The Buildable Lands Program as mandated by the state is currently collecting data on residential redevelopment by jurisdiction for the 1996 to 2000 period. This data will be available in 2002.

What We Are Doing

- Encouraging infill development in urban areas through regulatory measures such as easing height restrictions and zoning for higher densities.
- Permitting more dense development in redevelopable parts of cities through the transfer of development rights (T.D.R.) from rural land to urban areas.

Data Source: King County Jurisdictions

Policy Rationale: The policy rationale stems from Countywide Planning Policies: LU-69 and FW-1, Step 8.

LAND USE INDICATORS

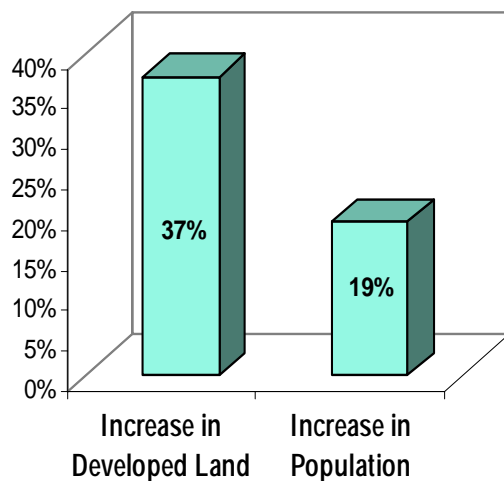
Outcome: Make Efficient Use of Urban Land

INDICATOR 33: Ratio of Land Consumption to Population Growth.



Fig. 33.1

Percent Increase in Population and in Developed Land: 1980 - 1990



About This Indicator

- Between 1980 and 1990, King County experienced a 19% increase in population and a 37% increase in developed land. Most of the population growth, and almost all of the land development, occurred outside of Seattle.
- The population of King County grew 15% between 1990 and 2000. The 2002 interim report for the Buildable Lands Program will provide some data on the amount of newly-developed land from 1995 – 2000.
- The Puget Sound Regional Council forecast a slowing of land consumption between 1990 and 2020 as density is increased in the Urban Growth Area.

Data Source: Puget Sound Regional Council

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 8 and FW-2. Policy FW-2b calls for jurisdictions to adopt minimum density ordinances for lands within the urban area on an interim basis.

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land

INDICATOR 34: Ratio of Achieved Density to Allowed Density of Residential Development.



Fig. 34.1

Average Achieved Density for New 1998 Projects as a Percent of Expected Density		
Expected Density for Zone (du/acre)	Number of Dwelling Units	Achieved Density as Percent of Maximum Allowable Density
2.01 - 4	320	75%
4.01 - 6	772	76%
6.01 - 8	404	78%
8.01 - 12	428	85%
12.01 - 18	1048	83%
18.01 - 30	1428	75%
30.01 and up	525	no maximum density

Fig. 34.2

Average Achieved Density for Single Family Zones by Sub-County Region		
	1996-1998 (du/acre)	1999 (du/acre)
North	6.0	7.4
Eastside	4.3	5.3
South King	5.6	5.0
Unincorp. Urban KC	3.9	4.0
Total Urban	4.4	5.3

Fig. 34.3

Average Achieved Density for Multi-Family Zones by Sub-County Region		
	1996-1998 (du/acre)	1999 (du/acre)
North	57.3	31.3
Eastside	20.6	22.8
South King	18.8	18.2
Unincorporated KC	NA	15.3
Total County	NA	21.2

Notes:

1. Density is based on plat data except in the case of Seattle where building permit density was used. Densities reflect net acreage, accounting for constraints.
2. In the case of single family plats, urban unincorporated King County is accounted for separately from the regional subareas. The rural unincorporated area is not included in the total.
3. In the case of multifamily developments, unincorporated King County is not broken down into urban and rural. The rural area has virtually no multifamily development.
4. North includes Seattle, Shoreline, and Lake Forest Park for 1999. However, 1996 - '98 single family data does not include Seattle. This lowers the overall achieved density for 1996 - 1998 considerably.

About This Indicator

- In 1999, urban King County achieved a density of 5.3 dwelling units per acre in its single family zones, and of approximately 21 dwelling units per acre in its multifamily zones.
- Figure 34.1 shows actual achieved density by zone as a percent of the "expected" density for that zone. This data is from 1998, and includes a limited number of cities that supplied data. More complete data will be available in 2002 after the completion of the Buildable Lands interim report.
- Figures 34.2 and 34.3 show average achieved density across all single family zones, and all multifamily zones respectively. The data is aggregated by sub-region of the County. About 90% of the cities are represented, however single family data from Seattle is missing for 1996 - 1998, and multifamily data is missing from Unincorporated King County for 1996 - 1998.

Data Source: King County Jurisdictions

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-2. Policy FW-2b calls for jurisdictions to adopt minimum density ordinances for lands within the Urban Area on an interim basis. The indicator gives information about the reliability of density assumptions used in estimating development capacity.

LAND USE INDICATORS

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 35: Land Capacity as a Percent of 20-Year Household and Job Targets.



Data for this Indicator will be collected through the State-mandated "Buildable Lands Program". It should be available in the 2002 Benchmark Report.

About This Indicator

- Data for this indicator is being updated through the Buildable Lands Program. Currently, cities are in the process of updating their land supply *and* land capacity estimates. This data will be reported in the 2002 Benchmark Report.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 4 and LU-66 through LU-68. Under the State Growth Management Act, jurisdictions are required to ensure that their Urban Growth Areas have sufficient capacity for 20 years of growth (RCW 36.70A.110). This requirement is addressed directly in the steps outlined in framework policy FW-1. Step 4 of FW-1 calls for regular monitoring to ensure capacity sufficient to accommodate growth for the six and 20-year growth periods.

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 36: Land with 6 Years of Infrastructure Capacity.



There are currently no reliable sources for this data, although some data related to this Indicator will be collected through the State-mandated Buildable Lands Program.

About This Indicator

No data for this Indicator is currently available.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 4 and FW-38 through FW-39. This indicator is based on the GMA principle of linking growth with available infrastructure, especially transportation. The six-year comparison is designed to ensure that zoning capacity is supportable with public infrastructure commitments made in six-year capital improvement programs, as required by the CPPs (FW-1, Step 4a) and the concurrency principle of GMA (RCW36.70A.020(12)).

LAND USE INDICATORS

Outcome: Encourage Livable, Diverse Communities

INDICATOR 37: Acres of Urban Parks and Open Space.



Fig. 37.1

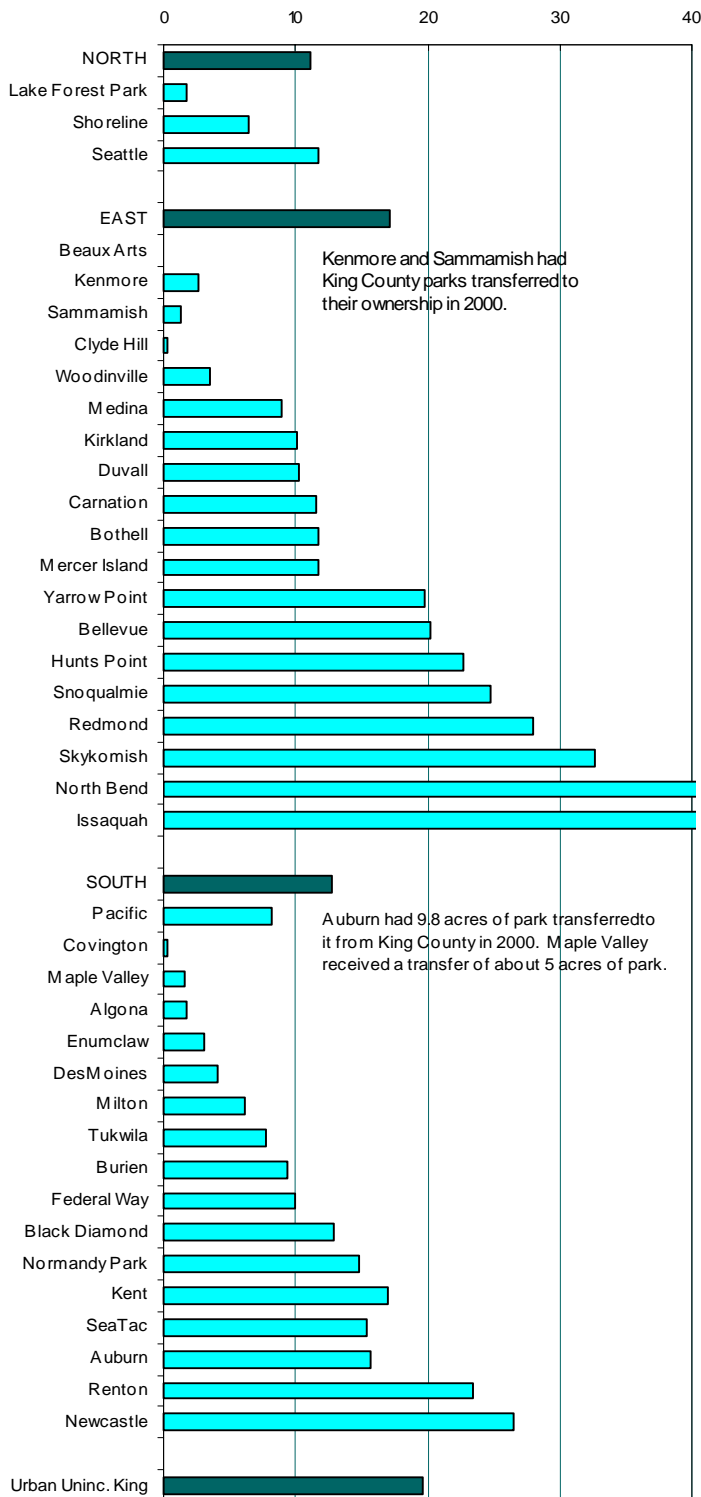
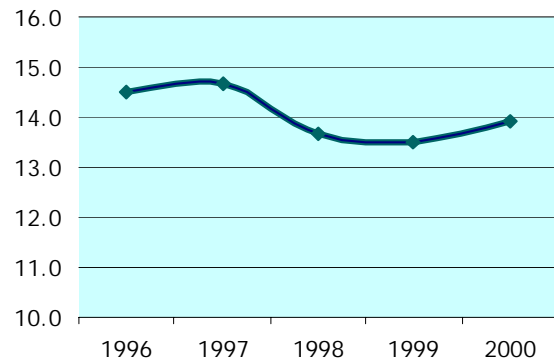


Fig. 37.2

Acres of Urban Park Per Thousand Residents



Notes:

1. There are some urban area parks that are owned by cities or other agencies, but maintained by King County Parks Department. There is one park owned by the County, but maintained by the city. In general, parks have been "credited" to the jurisdiction which owns them.
2. Numerous annexations and incorporations over the last five years have made it particularly difficult to track total acreage of urban parks and open spaces. Acres given are as reported by the cities and the King County Department of Parks.

About the Indicator

- In urban King County there are 22,300 acres of city and county-owned parks and open space.
- Countywide, there were 13.9 acres of parks and open space per thousand residents, down from 14.5 in 1996.
- There was a significant drop in acres per thousand residents from 1997 – 1998, because the urban growth boundary was adjusted so that most of the Cougar Mountain Regional Wildland is now in the rural area. This reduced the amount of "urban parkland", although this regional park remains immediately adjacent to urban areas. During 2000, about 500 acres of parks or open space were created or transferred to cities.

LAND USE INDICATORS

INDICATOR 37:

(continued from previous page)

- The largest additions were in Seattle, Kent, Newcastle and Issaquah, but 12 other cities also gained parkland. Some of this was the result of annexation or incorporation. 49 acres of park were transferred from King County to the City of Kenmore, and 44 acres from King County to the City of Sammamish. Auburn had about ten acres transferred to it, and Maple Valley received five acres by transfer.
- Figure 37.2 shows that, since this indicator has been collected, there has been a mixed trend in the ratio of park space to residents. The amount of new acres set aside for urban parks has grown slightly slower than population growth in urban King County.

For Comparison

- The National Recreation and Park Association (NRPA) recommends a ratio of 6.25 to 10.5 acres per thousand residents for "Close to Home Space", neighborhood or community parks, and a ratio of 15.2 acres for "Regional Space". Typically regional parks are larger than 200 acres.
- The current indicator does not distinguish between "Close to Home Space" and "Regional Space".

Data Source: King County Jurisdictions and King County Department of Parks and Recreation. Population data has been updated based on the 2000 Census, on revised estimates of County population by WA State O.F.M. and on revised estimates of urban and rural population.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-27 and CC-6 through CC-13. This indicator calls for protections, stewardship, management and enhancement of open space as defined in the CPPs.

Outcome: Maintain Natural Resource Lands Quality and Quantity



INDICATOR 40: Number and average size of farms.

Total Number and Average Size of Farms in King County				
	1978	1982	1987	1992
Number of Farms	1,187	1,719	1,498	1,221
Average Farm Size, in Acres	36	35	36	35

About This Indicator

- The number of farms in King County declined from 1,719 in 1982 to 1,221 in 1992, the last year for which data is available. This represents a loss of about 500 farms. However, there were more farms in the County in 1992 than in 1978.
- The average farm size in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. 42% (518) of King County's farms are 9 acres or less.
- The market value of products sold by King County's farms was \$84.5 million in 1992. The

average per farm was \$69,250, but almost half (49%) of King County's farms had a market value of less than \$2,500 for their products.

Data Source: U. S. Census of Agriculture, King County Department of Natural Resources.

Policy Rationale: The policy rationale stems from Countywide Planning Policies LU-1, LU-8, LU-9, LU-12, LU-22 and LU-23. The Countywide Planning Policies recognize the regional importance of protecting agricultural lands for their long-term commercial significance. The average farm and parcel size has decreased since 1978, which has reduced the ability for commercial production.

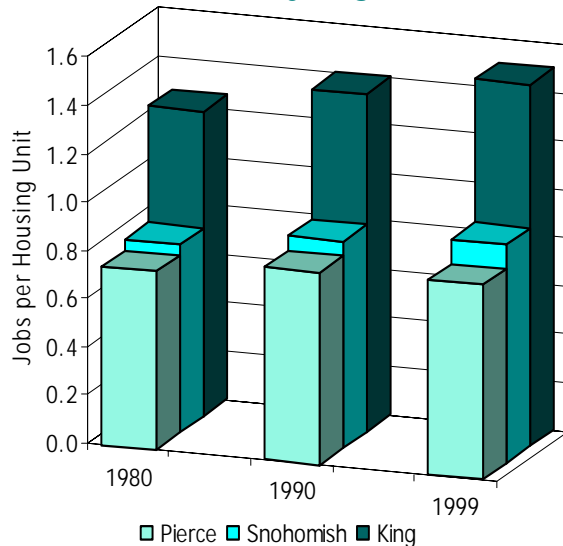
LAND USE INDICATORS

Outcome: Balance Jobs and Household Growth

INDICATOR 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Fig. 38.1

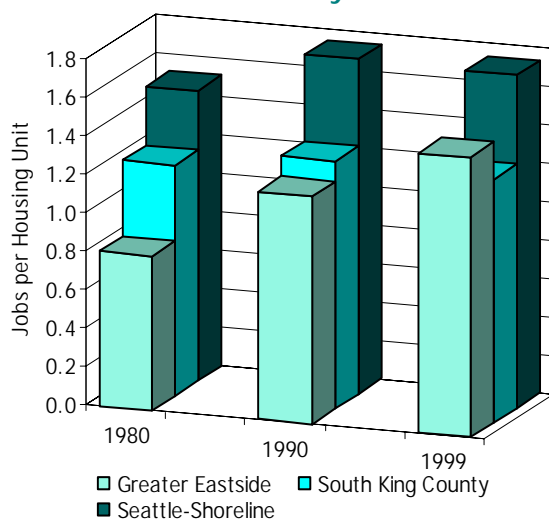
Ratio of Jobs to Housing Units in the Tri-County Region



	1980	1990	1999
Pierce	0.74	0.80	0.81
Snohomish	0.78	0.86	0.91
King	1.26	1.40	1.50

Fig. 38.2

Ratio of Jobs to Housing Units in the Sub-County Areas



	1980	1990	1999
Greater Eastside	0.80	1.19	1.46
South King County	1.20	1.29	1.27
Seattle-Shoreline	1.51	1.74	1.73

About the Indicator

Tri-County Region

- Historically, King County, as the regional jobs center, has had a higher jobs-housing ratio than Snohomish or Pierce County. There were 1,110,000 covered jobs and 739,100 housing units in King County in 1999, or 1.50 jobs per housing unit.
- Figure 38.1 shows that the jobs-housing ratio continued to climb steadily in all three counties from 1980 - 1999.
- The jobs-housing ratio can affect housing affordability and travel time. King County, as a regional job center, attracts people from Snohomish and Pierce County. 20% of Pierce residents and 35% of Snohomish County residents commute to King County.

King County Sub-Regions

- Figure 38.2 shows the jobs-housing ratio for the sub-county region. Seattle-Shoreline has the highest jobs-housing ratio.
- It is important to note that the jobs-housing ratio has remained virtually the same in Seattle-Shoreline and in South King County over the last decade. In other words, there has been a proportional rate of growth in housing and jobs in those sub-county regions.
- The rapid job growth on the Eastside has driven up the jobs-housing ratio from .80 in 1980 to 1.19 in 1990 and 1.46 in 1999. This is consistent with the change in the Eastside from a bedroom community to a thriving economic center.

What We Are Doing

- Seeking to attract new employment to Urban Centers and Manufacturing/Industrial Centers.
- Permitting high density housing in Urban Centers so that more workers can live close to jobs.

Data Source: Washington State Employment Security Department; Washington State Office of Financial Management.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14 and LU-67 through LU-68. The description of the Growth Management Act states that the countywide vision "includes balancing growth, economics, land use, infrastructure and finance." Among the premises of the GMA are to promote complete communities with jobs and housing, and to reduce commute trips.

LAND USE INDICATORS

Outcome: Maintain Natural Resource Lands Quality and Quantity

INDICATOR 39: Acres in Forest and Farm Land.

Fig. 39.1

Total Acres in Forest and Farm Land		
	1995	2000
Forest land	869,000	877,000
Farm land	50,000	50,500

Fig. 39.2

Acres of Forest Land in Various Categories		
	1995	2000
Forest Production District		
Federal Ownership	337,000	336,000
State Ownership	83,000	89,000
Municipal and County Ownership	94,000	118,000
Private Ownership	310,000	281,000
Total Forest Areas	824,000	824,000
Rural Forest Focus Areas	45,000	53,000
Total Forest Areas	869,000	877,000

Fig. 39.3

Acres of Farm Land in Various Categories		
	1995	2000
Agricultural Production District	41,000	41,211
Agricultural Zoned Land outside of APDs and Rural Farm Districts	9,200	647
Acres of land enrolled in Current Use Taxation related to Farming	NA	8,675
Total Farm Areas	50,200	50,533

About This Indicator

- In 2000, there were 877,000 acres of forest in King County. This is up from 869,000 acres of forest in 1995.
- There were 50,500 acres of farm land in King County in 2000, roughly the same as in 1995.

Forest Lands

- Of the 877,000 acres of forest land, 94% was in the Forest Production District while 6% was in the Rural Forest Districts.
- In the 2000 Comprehensive Plan, the Rural Forest Districts were renamed Rural Forest Focus Areas (RFFAs). Their boundaries were redrawn to more accurately reflect community recognized boundaries, and to include those rural lands that provide the best opportunity to retain large, contiguous blocks of forest.
- This boundary revision increased the area targeted for forestry incentive programs by 8,000 acres of rural forest land.

Farm Lands

- In the 2000 Comprehensive Plan, the Rural Farm Districts overlay was eliminated because it provided no added benefit to the landowner.
- As a proxy for the Rural Farm Districts, King County land enrolled in current use taxation, but not zoned for Agriculture, was used. This includes current use taxed land in urban unincorporated King County, the Rural Area and the cities.

Data Source: King County Department of Development Environmental Services Geographic Information Systems.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-36, LU-1, LU-2, LU-4, LU-8, LU-12 and FW-9. Countywide Planning Policies call for the protection of existing resource lands that have long-term commercial significance for resource production. Most long-term commercial forestland and agricultural land lie within the designated Forest Production Districts (FPD) or Agricultural Production Districts (APD). These are not expected to change over the 20-year planning period. However, there is a significant amount of land in timber production outside of the FPD. These rural forest lands are vulnerable to being subdivided into residential lots of approximately 5 acres, a size that is generally considered too small for forest production. The Countywide Planning Policies are also concerned with the protection of agricultural lands as a regional resource.